

// A special meeting of the Council of the City of Lynchburg, recessed from September 28, was held on the 12th day of October, 2004, at 5:00 P.M., Second Floor Training Room, Carl B. Hutcherson, Jr., President, presiding. The purpose of the meeting was to conduct a second work session regarding the petition of Laird Lynchburg, LLC, to amend the Comprehensive Plan and to rezone approximately 2.2 acres in the 2400 Block of Langhorne Road, from R-4, Multi-Family Residential District, to B-3, Community Business District (Conditional) to allow the construction of a Walgreens pharmacy. The following Members were present:

Present: Dodson, Foster, Gillette, Helgeson, Johnson, Seiffert, Hutcherson

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Absent:

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// City Manager Kimball Payne provided a brief update regarding actions taken since the last work session with regard to the petition of Laird Lynchburg, LLC, to amend the Comprehensive Plan and to rezone approximately 2.2 acres in the 2400 Block of Langhorne Road, from R-4, Multi-Family Residential District, to B-3, Community Business District (Conditional) to allow the construction of a Walgreens pharmacy. Mr. Payne explained that these are two separate items and that City Council would first need to make a decision as to whether or not to amend the Comprehensive Plan prior to considering the rezoning request. During the work session, City Council focused its discussion on whether the proposed amendment to the Comprehensive Plan would be in the best interest of the City. A number of Council Members stated that they had spoken with many citizens complaining about the Wards Roads traffic situation, and questioning whether that situation was due to poor planning for that area. They also stated that the City needed to develop a long-range plan for the Midtown/Plaza Area instead of making a change to the Comprehensive Plan to accommodate one private proposal. Council Member Helgeson stated that the 2.2 acres under consideration is located in a business corridor and would bring needed revenue and jobs to the City. Council Member Dodson stated that the City should take advantage of opportunities when they present themselves, like the Walgreens proposal, so that developers will not look to take their business outside of the City to the surrounding counties. In response to questioning, staff explained that a private consultant would need to be hired to do the study of the Midtown/Plaza Area, and that the study could take up to nine months and cost as much as \$50,000. City Manager Payne stated that staff could develop a proposal for the November work session to outline exactly what the study would include, what it would cost, and how long it would take to complete. Following discussion, Council Member Helgeson made a motion to amend the Comprehensive Plan for approximately 2.2 acres in the 2400 block of Langhorne Road from Medium Density Residential to Community Commercial. The motion was seconded by Council Member Dodson, and Council by the following recorded vote defeated the motion:

Ayes: Dodson, Helgeson, Hutcherson

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Noes: Foster, Gillette, Johnson, Seiffert

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Vice Mayor Foster made a motion to postpone the request of Laird Lynchburg, LLC, to rezone approximately 2.2 acres in the 2400 block of Langhorne Road, and asked that a study be done of the Midtown/Plaza Area with the results of such study to be brought back to City Council as quickly as

possible. The motion was seconded by Council Member Seiffert, and Council by the following recorded vote defeated the motion:

Ayes: Foster, Gillette, Seiffert 3

Noes: Dodson, Helgeson, Johnson, Hutcherson 4

Council Member Johnson made a motion to reconsider the rezoning request of Laird Lynchburg, LLC. The motion was seconded by Vice Mayor Foster, and Council by the following recorded vote agreed to reconsider the rezoning request:

Ayes: Foster, Gillette, Johnson, Seiffert 4

Noes: Dodson, Helgeson, Hutcherson 3

Vice Mayor Foster made a motion to postpone the request of Laird Lynchburg, LLC, to rezone approximately 2.2 acres in the 2400 block of Langhorne Road, and asked that a study be done of the Midtown/Plaza Area with the results of such study to be brought back to City Council as quickly as possible.

The motion was seconded by Council Member Seiffert, and Council by the following recorded vote approved the motion:

Ayes: Foster, Gillette, Johnson, Seiffert, Hutcherson 5

Noes: Dodson, Helgeson 2

// The meeting was adjourned at 6:35 p.m.